

Narbonne Avenue, SW4
Guide Price: £2,250,000 - £2,500,000



WILFORDS
LONDON



Narbonne Avenue, SW4

£2,250,000 - £2,500,000

2,429 sq ft / 225.7 sq m

4 Bedrooms

2 Bathrooms

1 Reception Room

Kitchen

Freehold

This exceptional Victorian family home, located in the heart of Abbeville Village, has been meticulously remodelled and refurbished to an exacting standard throughout.

Arranged over a series of half landings and extending to just under 2,500 sq ft, this impressive four double bedroom house offers two bath/shower rooms, including a beautifully appointed en-suite to the principal bedroom.

Narbonne Avenue is widely regarded as one of the most sought-after residential roads in Abbeville Village, ideally positioned for the area's excellent selection of independent shops, cafés, bars, and restaurants. Clapham Common and two Northern Line Underground stations are also within easy walking distance, making this an exceptionally convenient and desirable location.



Approximate Area = 217.3 sq m / 2339 sq ft
 Cellar = 8.4 sq m / 90 sq ft
 Total = 225.7 sq m / 2429 sq ft
 Including Limited Use Area (9.7 sq m / 104 sq ft)



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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